

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 29, 1974, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips  
 Aldermen Bowers, Gibson, Harcourt,  
 Hardwick, Linnell, Marzari,  
 Massey, Pendakur and Volrich.

ABSENT: Alderman Rankin.

CLERK TO THE COUNCIL: R. Henry.

PRAYER. The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick  
 SECONDED by Ald. Gibson

THAT the Minutes of the Regular Council Meeting of October 22, 1974, (with the exception of the 'In Camera' portion) together with the Minutes of the Special Council Meeting (Court of Revision) of October 22, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED By Ald. Hardwick  
 SECONDED by Ald. Linnell

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Variety Club Telethon  
 - Grant Request.

Council, on May 7, 1974 agreed to hear a delegation from the Variety Club Telethon in support of their grant request. Mr. J. Peacock addressed the Council and filed a brief requesting favourable consideration by Council of a grant to the organization of \$13,000 with respect to expenses incurred for the 1974 Telethon.

Cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Variety Club Telethon  
- Grant Request. (Cont'd)

MOVED by Ald. Gibson

THAT Council approve a grant of \$13,000 to the Variety Club International, towards expenses incurred for the 1974 Telethon.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Massey,  
Pendakur, Völrich and Mayor Phillips opposed)

MOVED by Ald. Marzari

THAT Council approve a grant of \$8,000 to the Variety Club International, to cover the following items:

- (a) An amount equal to rental of the Queen Elizabeth Theatre - \$2,800.
- (b) An amount to be applied to the cost of policing the twenty hour duration of the show - \$5,200.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Pendakur,  
and Volrich opposed)

MOVED by Ald. Pendakur

THAT Council approve a grant of \$2,800 to the Variety Club Telethon, equal to the rental of the Queen Elizabeth Theatre.

(Alderman Bowers opposed)

- CARRIED BY THE REQUIRED MAJORITY

## B.C. Italian Folk Society

Council on October 22, 1974, agreed to hear a delegation from the B.C. Italian Folk Society with respect to construction of a Recreation and Cultural Centre in the City of Vancouver. Dr. F. Visentin addressed the Council and filed a brief on this matter. The Society was specifically requesting that Council make available to them a suitable site for construction of the Centre, preferably in the area of the Grandview Highway and Penticton Street, adjacent to Beaconfield Park. The delegation advised that the Provincial Government has approved a grant to the Society of \$33,000 towards this project.

Mr. N.P. Ragona, Counsel for the Society, also addressed the Council and advised that a fund-raising campaign would be undertaken immediately the requested land is made available by the City. It is hoped to commence construction of the Centre by mid 1975.

MOVED by Ald. Volrich

THAT Council approve in principle the concept presented this day by the Italian Folk Society for the construction of a Community and Cultural Centre, and that the City use every effort to make City-owned land available to the Society at a price or on a basis to be agreed upon:

FURTHER THAT the City Manager submit a report on this matter to the Standing Committee on Community Development, and that the Park Board be requested to comment to the Committee on this proposal when this matter is before it for consideration.

- CARRIED

(Aldermen Gibson, Marzari and Massey opposed)

Cont'd.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

B.C. Italian Folk Society (Cont'd)

MOVED by Ald Volrich

THAT the City's present policy with respect to making City-owned lands available to non-profit organizations at market value be referred to the Standing Committee on Finance and Administration for review:

FURTHER THAT the Standing Committee on Finance and Administration give consideration to a new City policy with respect to making City-owned land available, either at less than market price, or by means of a subsidy, and that this policy be extended to sponsors of Senior Citizens and other Social Housing, Community, Cultural and Recreation facilities.

**- CARRIED UNANIMOUSLY**

(During discussion of the above matter, Alderman Harcourt joined the meeting.)

Vancouver Multicultural Society  
of B.C.

Council on October 22, 1974, agreed to hear a delegation from the Vancouver Committee for a Multicultural Centre. Mr. Halford D. Wilson addressed the Council on this matter. He reviewed the situation to date with respect to this project and requested Council consideration in making available to the Centre a suitable site, preferably with a building on it to enable the association to further its plans for the Centre.

MOVED by Ald. Volrich

THAT the proposal from the Vancouver Committee for a Multi-cultural Centre be referred to the Standing Committee on Finance and Administration for consideration, at the same time the Committee is reviewing the current City policy with respect to making available City-owned lands to non-profit organizations. In the meantime, the society to provide to the Standing Committee on Finance and Administration, a detailed outline of the proposal with respect to a Vancouver Multicultural Centre.

- CARRIED

(Alderman Bowers, Marzari and Massey opposed)

Crown Life Building,  
1500 West Georgia Street.

Council, on October 8, 1974, deferred representations from Rhone and Iredale, Architects, with respect to relaxation of the City's Downtown Parking Guidelines in order to permit construction of 165 off-street parking spaces in the proposed Crown Life Building; the approved number of off-street parking spaces is 112. Mr. Rhone addressed Council and advised that should Council approve the request for 165 off-street parking spaces, his clients are prepared to enter into an agreement with the City so that in the future, when rapid transit is operable, or at some other agreed upon time, they are prepared to reduce the size of the garage back to 110 spaces through conversion to a mini-gymnasium with squash and racquet ball courts. The amount of parking provided in the building in no way affects the design, merely the number of levels below the ground.

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)Crown Life Building  
1500 West Georgia Street (Cont'd)

Mr. Allan Wakelin also addressed the Council, and filed a brief, requesting that Council require Crown Life to modify their development by reducing the height, or failing that, that they be required to re-locate elsewhere. He also put forward the argument that this building will increase traffic problems in the West End. Mr. Wakelin showed slides illustrating the deleterious effect of the proposed development on the skyline and also on residents' view of the waterfront.

Mr. H.W. Pickstone, Deputy Director of Planning spoke to the Director of Planning's report dated October 25, 1974 on this matter. This report reviewed Rhone and Iredale's proposal with respect to parking spaces, the status of the Development Permit Application, description of the development which would provide a 20-storey office building tower on the westerly portion of the site and a one-storey restaurant on the easterly portion. The report notes that the development contains a proposal for a pedestrian overpass from the roof of the one-storey restaurant building, across Georgia Street; having supports on the City street triangle at the intersection of West Georgia and West Pender Streets and continuing northwards over West Pender Street and terminating on the Nicola Street end. (The overpass to be the subject of a later report to Council.)

It was further stated that in accordance with the parking guidelines for Downtown approved by Council, April 2, 1974, the maximum number of parking spaces permitted is 112. The City Planning Department and the City Engineering Department, in consultation with the Downtown Study Team, and the West End Study Team, believe that the number of parking spaces to be provided on this site should not exceed the 112 spaces maximum permitted by the parking guidelines.

The report concluded with a recommendation that the maximum provision of 112 off-street parking spaces required by the Technical Planning Board be endorsed.

Council also had before it for information, a report from the Director of Planning, dated October 25, 1974, setting out details of the proposed development and reading as follows:

"Mr. Allan Wakelin has by letter dated October 17, 1974 requested permission to appear before City Council to object to the proposed office building at 1500 West Georgia Street.

A report is currently being submitted to City Council on a request by Rhone & Iredale, Architects, to appear before City Council to obtain an increased number of parking spaces for this proposed building. Such report advises that the site is located in a C-5 Commercial District and the development permit application has been approved by the Technical Planning Board after consultation with the City Planning Commission, Urban Design Panel and related Area Study Groups.

The approval granted is subject to prior compliance with certain conditions including the provision of a pedestrian overpass (to be the subject of a later report).

The approval of the Technical Planning Board was in accordance with the C-5 Commercial District Schedule Regulations which provide in part that:

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Crown Life Building  
1500 West Georgia Street (Cont'd)

### "J. Floor Space Ratio

- (1) Subject to clause 2 hereof, the floor space ratio shall not exceed 1.00.
- (2) The Technical Planning Board may, in its discretion, permit a building at variance with this subsection after having received a report thereon from the Director of Planning and after consultation with the Vancouver City Planning Commission. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:
  - (a) The provisions of the by-law, the amount of open space, views, plazas, pedestrian needs and interests, the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings, the effect on traffic, the provision of off-street parking and loading, its overall design, and the general amenity desired for the Downtown area.
  - (b) For buildings approved under this clause only, the Technical Planning Board shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall the floor space ratio exceed 5.00."

For further information of City Council, attached is an extract from the Technical Planning Board Minutes of September 6, 1974 approving the development permit application. (On file in City Clerk's Office)

The City Engineer spoke briefly on the traffic situation in that area of the City and supported the recommendation of the Director of Planning that the maximum number of parking spaces be 112.

MOVED by Ald. Hardwick

THAT the maximum provision of 112 off-street parking spaces for the proposed Crown Life Building, 1500 West Georgia Street, be endorsed.

- CARRIED

(Alderman Bowers opposed)

MOVED by Ald. Hardwick

THAT the representations of the delegations be received, and that the report of the Director of Planning, dated October 25, 1974 and quoted above, be received.

**- CARRIED UNANIMOUSLY**

## RECOGNITION - MR. FRANK WATSON.

At this point in the proceedings Council paid tribute to Mr. Frank Watson for his years of service to the City of Vancouver. Mr. Watson served twenty years on the Planning Commission and also three years on the Board of Variance. Mayor Phillips presented Mr. Watson with a pair of gold cuff links.

Council recessed at 4.00 p.m., and after an 'In Camera' Meeting in the Mayor's office, reconvened in open council at 4.25 p.m.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

## Hastings Community Centre - Ice Rink

Council was advised that Hastings Community Centre representatives, who had been given approval of Council previously to appear as a delegation, will be appearing at the next evening session of Council.

Greater Vancouver Regional District  
Election of Directors at Large.

Council on October 22, 1974, deferred consideration to this meeting of a letter from the Greater Vancouver Regional District concerning a proposal to elect 25% of the directors of the Regional District at large, and that the Municipal representatives on the Regional District revert to appointment by the Councils concerned.

MOVED by Ald. Bowers

THAT Council strongly supports the following proposals of the Policy Review and Finance Committee of the Greater Vancouver Regional District:

- 1) that the G.V.R.D. Board request the Minister of Municipal Affairs to amend the Municipal Act and the Letters Patent of the G.V.R.D., to permit direct elections of approximately one quarter of the Directors of the G.V.R.D.
- 2) that the method of determining the Municipal representative on the Regional District Board of Directors revert to appointment by the Councils concerned.

**- CARRIED UNANIMOUSLY**

Proposed Functions, Organization &  
Staffing of the Labour Relations  
Department of the G.V.R.D.

Council, on October 1, 1974, deferred consideration of a report from the City Manager on the Proposed Functions, Organization and Staffing of the Labour Relations Department of the G.V.R.D. pending further comment from the Vancouver Municipal and Regional Employees Union on this matter.

Council today noted a letter, dated October 22, 1974 from the Vancouver Municipal and Regional Employees Union opposing the assumption by the G.V.R.D. Labour Relations Department for job classification and evaluation for City of Vancouver employees. The letter stated in part that the VMREU 'has a quite different and broader procedure for job classification and evaluation. The Union would be very reluctant to negotiate changes at this juncture which would see the process handled by the G.V.R.D.'

MOVED by Ald. Linnell

THAT the matter of the Proposed Functions, Organization and Staffing of the Labour Relations Department of the G.V.R.D., and the letter from the VMREU be referred to the City Manager for report to Council.

**- CARRIED UNANIMOUSLY**

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

### Poser and Reser Expenditures

Council on October 22, 1974, deferred consideration of the Director of Social Planning's report dated October 18, 1974, re Poser and Reser Expenditures, to permit the Director of Social Planning to be present to discuss the entire report with Council.

Council today considered the report of the Director of Social Planning on this matter which read as follows:

" The Director of Social Planning reports as follows:

Vancouver City Council at its meeting on March 20, 1973, adopted Clause 2 of the Standing Committee on Social Services re: Social Planning Department - Purchase of Outside Services (POSER) and Social Research (RESER) Budget appropriations, subject to the condition that the Director of Social Planning submit information reports twice yearly to Council on expenditures incurred.

Expenditures of \$5,000 and over require Council approval.

On February 19, 1974, Vancouver City Council received for information, a report of the Director of Social Planning regarding the department's POSER and RESER appropriations to January 15, 1974.

**STATUS OF ACCOUNTS TO OCTOBER 3, 1974**

<u>POSER BUDGET - \$40,500</u>	<u>Committed</u>	<u>Paid</u>
Britannia Centre Study	2,250.00	2,250.00
Urban Design	100.00	100.00
East Indian Community	100.00	100.00
Moberly South Slope Summer Program	1,200.00	1,200.00
Haven Club	1,200.00	1,200.00
False Creek Youth Work	150.00	150.00
Granville Mall Community Development	4,990.00	4,000.00
Contract Labour - Senior Citizens' Bus Tours	5,550.00	4,260.29
Marpole Oakridge Information Centre	740.00	740.00
Native Indian Young People	2,000.00	2,000.00
Granville Mall Opening	1,379.08	1,379.08
Relocation - East Hotel	1,500.00	900.00
Downtown Eastside Information Centre	160.00	160.00
Recreation Study	9,500.00	1,208.00
The Vancouver Book	5,000.00	2,500.00
Police Study	1,000.00	396.28
Contract - Temporary Staff Recreation Study	4,400.00	1,100.00
DERA - Police - Travelling Expenses	25.00	25.00
Hastings Better Neighbourhood Committee	50.00	50.00
Y.W.C.A. Driard Hotel Relocation	298.75	298.75
<b>* \$ 41,592.83</b>		<b>\$ 24,017.40</b>

\* It is expected that at least \$2,000.00 of this committed total will not be expended until 1975.

RESER BUDGET - \$32,000

Granville Mall Impact Study	9,874.62	4,874.62
West End Opinion Poll	2,600.00	2,600.00
Recreation Study	1,728.00	220.00
Community Profile Study	10,000.00	5,000.00
	<hr/>	<hr/>
	\$ 24,202.62	\$ 12,694.62
	<hr/>	<hr/>

As of October 3, 1974, of total POSER and RESER budget appropriations of \$72,500 for 1974, \$65,795.45\* has been committed, of which \$36,712.02 has been paid out, leaving an uncommitted balance of \$6,704.55.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Poser and Reser Expenditures  
(continued)

The last item marked above under the RESEER account, entitled "Community Profile Study - \$10,000" requires an approval of Council for that portion in excess of \$5,000. The Director of Social Planning submits the foregoing report for the information of Council and RECOMMENDS: -

- A. That an expenditure of a further \$5,000 from the RESER account for computer printed local area profile maps be approved;
- B. That an expenditure of a further \$5,000 for the Granville Mall Impact Study be approved.

These funds are part of approved 1974 budget for POSER and RESER."

\* \$65,795.45 - some of these committed funds may not be paid until 1975.

In addition, Council also had today for consideration, the following report dated October 25, 1974, from the City Manager on Poser and Reser Accounts, Approval of Commitments.

"The Director of Finance reports as follows:

'City Council, at its meeting March 20, 1973, when considering a report of the Standing Committee of Council on Social Services dated March 15, 1973, relating to the Social Planning Department POSER & RESER proposed budget appropriations, passed a resolution requiring the Director of Social Planning to submit semi-annual reports to Council in respect of the expenditures incurred against these two accounts, and that any sum over \$5,000 be reported to Council for approval.

The Department of Social Planning has apparently interpreted this to mean that any project within these accounts may be expended to a total of \$5,000, with Council's approval being sought for expenditures in excess of that amount. An example of this is the "development of the Vancouver Book". This book is being developed by a Mr. Charles Davis, under contract to the City of Vancouver Department of Social Planning for a total of \$20,000, over a period of one year. The department has to date committed a total of \$10,000 for Charles Davis services for 1974, as follows:

POSER	\$ 5,000
<u>Information Services General</u>	<u>5,000</u>
Total	\$ 10,000

The Department proposes to commit a further \$10,000 for these services in 1975, to complete the total commitment of \$20,000. This has never been referred to Council for approval as a proposed project anticipated to exceed \$5,000.

It is understood that the intent of Council's resolution was to ensure that Council was made aware of any proposed projects which were expected to exceed a total of \$5,000, and that Council's approval be obtained prior to the commitment of any funding for the project. It is therefore recommended that, to preclude any further misinterpretation, Council's resolution of March 20, 1973 be restated, and revised in part as follows:

'Any proposed project in the POSER and RESER accounts which is estimated to exceed \$5,000 in total must be reported to and receive the approval of Council prior to any commitment being made.'

The City Manager recommends that the above report of the Director of Finance be approved. "

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Poser and Reser Expenditures  
(continued)

MOVED by Ald. Pendakur,

THAT the Director of Social Planning report and obtain approval by Council of any proposed project of which Poser and Reser Expenditures are estimated to exceed \$5,000 in total.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Pendakur,  
THAT

- (a) an expenditure of a further \$5,000 from the Reser account for computer printed local area profile maps be approved;
- (b) an expenditure of a further \$5,000 for the Granville Mall Impact Study be approved;
- (c) the following items in excess of \$5,000 and reported as committed in the Director of Social Planning's report dated October 18, 1974, and quoted above, be approved:
  - (i) Contract Labour - Senior Citizens' Bus Tours - \$5,550
  - (ii) Recreation Study - \$9,500
  - (iii) The Vancouver Book - \$5,000 (Note: A further \$5,000 for this project has been committed from the Director of Social Planning's account 'Information Services General')

**- CARRIED UNANIMOUSLY**

COMMUNICATIONS OR PETITIONS

1. Acquisition of Property for Leasing to Y.W.C.A.

Council noted a communication from the tenants of 2426 West 2nd Avenue, Vancouver, B.C., advising that the Province recently acquired this property with the intent of leasing it to the Y.W.C.A. for use as a group living home for single mothers.

The letter stated that it is assumed that the proposal by the Province will require the prior approval of Council under Section 20(4)(a) of the new Landlord and Tenant Act, and if and when the Provincial Government seeks Council's permission pursuant to this section, that Council withhold approval until a delegation of the tenants has been given an opportunity to appear before Council.

MOVED by Ald. Volrich,

THAT this delegation request be approved, if and when required.

**- CARRIED UNANIMOUSLY**

2. Kerr Road Bus Route

MOVED by Ald. Hardwick,

THAT the request of Mr. and Mrs. Arnold Sagman to appear as a delegation when the Official's report on the Kerr Road bus is being considered, be approved, and arrangements be left with the City Clerk.

**- CARRIED UNANIMOUSLY**

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COMMUNICATIONS OR PETITIONS (cont'd)

3. Jericho Buildings

Council noted a letter from the Vancouver Resources Board dated October 10, 1974, advising that the Board at its meeting September 25th, passed the following motion re Jericho buildings:

"THAT the Dunbar, West Point Grey, Southlands Community Resources Board is seeking the aid of the Vancouver Resources Board and other area Boards in supporting the use of all the Jericho buildings for sports and recreation, and that no demolition be undertaken without consulting all the groups who have requested use of the buildings.

CARRIED"

MOVED by Ald. Volrich,

THAT the Park Board be requested to report to Council on its intended use of the Jericho buildings and that no demolition of these buildings be undertaken prior to receipt by Council of the Park Board's report.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
OCTOBER 25, 1974

Works & Utility Matters  
(October 25, 1974)

The Council considered this report which contains four Clauses identified as follows:

- Cl. 1: Cement Lining of Steel Feed Main
- Cl. 2: Contract No. 735 - Construction of Terminal Central Sewage Pumping Station
- Cl. 3: Revision of the Water Works By-law #4157
- Cl. 4: Proposed P.C. Concrete Sidewalks Abutting Parks Throughout the City

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Pendakur,

THAT the recommendations of the City Manager contained in Clauses 1 to 4 inclusive, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters  
(October 25, 1974)

Continental Hotel  
(Clause 1)

MOVED by Ald. Hardwick,

THAT the recommendations of the City Manager contained in this Clause be approved, after amendment as follows:

"As City Manager, I RECOMMEND that the Supervisor of Property and Insurance continue to maintain security and other measures required for the safety of the building, and that the Provincial Department of Human Resources continue to be billed monthly for the amortization and other charges noted above;

Further, I RECOMMEND that a Special Committee of Council comprised of Aldermen Harcourt and Rankin be appointed, with the City Manager, to meet with the Ministers of Human Resources and Housing, to make a decision on the future use of the building".

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Social Service & Health Matters  
(October 25, 1974) (continued)

Continental Hotel  
(Clause 1) (continued)

During consideration of this item, Council agreed to the suggestion of the City Manager whereby a temporary use be found for this building.

## Finance Matters (October 25, 1974)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Industrial Waste Control Program
- Cl. 2: Required Approval of Council for Tenancy Agreements  
Exceeding Three Years
- Cl. 3: Rental of City Hall Space - Assessment Authority

The Council took action as follows:

### Clauses 1, 2 and 3

MOVED by Ald. Pendakur,

THAT the recommendations of the City Manager contained in Clauses 1 and 3 be approved, and Clause 2 be referred to the Standing Committee on Housing for consideration.

**- CARRIED UNANIMOUSLY**

## Personnel Matters (October 25, 1974)

Residence Regulations - Fire  
Department ( Clause 1)

MOVED by Ald. Pendakur,

1 THAT the recommendation of the City Manager contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(October 25, 1974)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Lot F, Subdivision 6, Block 19, D.L. 526, Plan 4855  
Situated N/S 36th Avenue, East of Yew Street  
Cl. 2: Easement Agreement for a Seawater Intake Pipe - 6,000  
sq. ft. in Area fronting Stanley Park  
Cl. 3: Proposed Development - Nelson Park Site

The Council took action as follows:

Lot F, Subdivision 6, Block 19, D.L. 526,  
Plan 4855 Situated N/S 36th Avenue East  
of Yew Street (Clause 1)

MOVED by Ald. Pendakur,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Cont'd....

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Property Matters  
(October 25, 1974) (continued)

Easement Agreement for Seawater Intake  
Pipe - 6,000 Sq. Ft. in Area; Fronting  
Stanley Park (Clause 2)

MOVED by Ald. Pendakur,  
THAT the recommendation of the Supervisor of Property and Insurance contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Development - Nelson Park Site  
Blocks 22 and 23 - D.L. 185, Responsibility  
for Relocation of Tenants in Block 22  
(Clause 3)

MOVED by Ald. Harcourt,

THAT the Supervisor of Property and Insurance be instructed to undertake relocation of the residents of the Lorne Apartments and Minaki Lodge, and that he contact the B.C. Housing Management Commission for assistance with this relocation for report back to the Standing Committee on Housing on progress;

FURTHER THAT the City Manager be authorized to hire the needed staff to carry out this relocation and that the School Board be billed for the cost of this additional staff as well as any moving expenses incurred during this relocation.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL GENERAL REPORT  
OCTOBER 25, 1974

Building & Planning Matters  
(October 25, 1974)

Zoning and Development By-law  
Amendment Strathcona CD-1 (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendation of the Director of Planning contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(October 25, 1974)

Use of Transitway for Construction  
Vehicles - Block 42 (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendations of the City Engineer contained in this Clause be approved after adding the following as condition (6):

"(6) That Pacific Centre undertake to keep Granville Mall free from dirt and debris at all times during this construction period, and that the City Engineer exercise discretion with respect to cancellation of the agreement should this arrangement prove unsatisfactory to the City."

- CARRIED

(Alderman Hardwick opposed)

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

C. Police Communications Centre

Council had before it for consideration a report dated September 26, 1974, from the City Engineer and the Chief Constable with respect to a communications centre for the Police Department. The report gave the background, findings of the study of the communications operation carried out by the Chief Constable, Fire Chief and the City Engineer and the improvements suggested in various areas of the communications system.

The report also contained an implementation schedule, the conclusions reached by the study group, and sources of funds to implement the proposed system.

The report concluded with the following recommendations:

- (1) That a new Police Communications Centre be constructed on the 2nd Floor of the Public Safety Building utilizing the DIGITAL operating system and embodying the preliminary architectural considerations, telephone improvements and radio system presented in this report;
- (2) That the sum of \$400,000 approved in the 1974 Supplemental Capital Budget subject to this report, be provided for installation of COMPUTER-AIDED DISPATCHING;
- (3) That this Council recommend to the 1975-76 Council that \$400,000 be provided in the 1975 or 1976 Supplementary Capital Budgets for installation of the DIGITAL TERMINALS;
- (4) That funds totalling \$230,000 be provided from the 1974 Unallocated Supplementary Capital Budget for basic renovations to the Communications area;
- (5) That implementation of the DIGITAL COMMUNICATIONS systems be carried out in stages;
- (6) That implementation of the new centre and the first stage of its operating system take place in conjunction with the implementation of the 9-1-1 emergency telephone system which is to go into service July 1, 1975;
- (7) That additional funds for 8 temporary civilian dispatchers (\$45,000 in 1975, \$42,000 in 1976 - in 1974 dollars) be provided in the Police Department's operating budget for an immediate improvement in service during the implementation period;
- (8) That civilians be hired for the radio dispatcher and emergency telephone operator positions in the new centre, reducing the police force by 16 officers (in accordance with Appendix B);
- (9) That a new 24-hour position of Chief Dispatcher be created to be filled by a police officer of the Corporal rank (in accordance with Appendix B). The new positions in items 5 and 6 will be reported on further by the Chief Constable and Director of Personnel Services when implementation proceeds.

MOVED by Ald. Pendakur,

THAT the foregoing recommendations of the City Engineer and the Chief Constable, be approved.

- CARRIED UNANIMOUSLY

(The report referred to and  
Appendix B are on file in  
the City Clerk's Office)

File in 10-C-6 file 8 (Series 20)

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Social Services, October 17, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Control of Beer Parlours in the Downtown Eastside  
Cl. 2: DERA - Proposal for Use of Carnegie Library  
(Old Museum Building)

The Council took action as follows:

Control of Beer Parlours in the  
Downtown Eastside (Clause 1)

MOVED by Ald. Marzari,  
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

DERA - Proposal for Use of Carnegie  
Library (Old Museum Building) (Clause 2)

MOVED by Ald. Marzari,  
THAT the resolutions of the Committee contained in this Clause be received for information and that the proposal by DERA for this building be referred to the City Manager for consideration, together with all other proposals received to date, for report to Council.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Waterfront & Environment,  
October 24, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Sign By-law  
Cl. 2: Air Pollution

The Council took action as follows:

Sign By-law  
(Clause 1)

MOVED by Ald. Pendakur,  
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Air Pollution  
(Clause 2)

Alderman Pendakur requested and received permission to withdraw the recommendations of the Committee contained in this Clause. Therefore, no further action was taken.

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for Wednesday, October 30, 1974, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
THAT the Committee of the Whole rise and report.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
    THAT the report of the Committee of the Whole be adopted.

**- CARRIED UNANIMOUSLY**

## BY-LAWS

1. BY-LAW TO PROVIDE FOR BURNING  
OF GARDEN REFUSE

MOVED by Ald. Hardwick,  
SECONDED by Ald. Massey,  
THAT the By-law be introduced and read a first time.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Linnell, Marzari,  
Pendakur and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -  
Federal Participation Under  
Section 44 Subsidies for  
Section 15 (Non-profit)  
Housing

advised that the Housing Committee at its meeting of October 29, 1974, when dealing with a progress report on housing projects in the City of Vancouver recommended that the Mayor be requested to send a telegram to the Federal Minister of Urban Affairs supporting the stand of the Provincial Government and the G.V.R.D., requesting that the Federal Government participate in Section 44 subsidies for Section 15 (non-profit) housing, pointing out that lack of such Federal Government participation would have a detrimental affect upon all non-profit housing projects in the City of Vancouver.

MOVED by Ald. Hardwick,  
SECONDED by Ald. Marzari,  
    THAT the Mayor send a telegram to the Federal Minister of Urban  
Affairs as outlined above.

**- CARRIED UNANIMOUSLY**

— — — — —

The Council adjourned at approximately 5:50 p.m.

\* \* \* \*

The foregoing are Minutes of the Regular Council Meeting  
of October 29, 1974, adopted on November 5, 1974.

A. Phillips  
MAYOR

R. D. Ell  
CITY CLERK

Manager's Report, October 25, 1974 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Cement Lining of Steel Feed Main

The City Engineer reports as follows:

"In 1967 a 550 feet section of steel feed main was not cement lined along with the remainder of the Haro Street Main because of the anticipated relocation of the section of pipe to the Smithe-Haro Diversion. It is now known that the relocation of this section of pipe is no longer required.

This section of pipe is experiencing a high number of leaks and cement lining is the most economical method of keeping this pipe in service. The cement lining can now be carried out as part of the current cement lining contract work. The next cement lining contract is planned in 1978. To postpone the cement lining to the next contract would necessitate a considerable amount of maintenance work.

The estimate cost of this work is \$14,000.

To comply with the West End policy guidelines, funds were allocated in the revised Water Works Five Year Plan for the installation and replacement of watermains between Denman and Burrard Streets. Cement lining of this section of watermain would be in keeping with the intention to complete all necessary work in the West End. Funds are available in Account Number 122/2101 'Watermain Installations - West End' for this work.

I RECOMMEND that the cement lining of the above section of feed main be approved and that \$14,000 be appropriated from Account Number 122/2101 'Watermain Installations - West End' and allocated to Account Number 122/5413 'Cement Lining of 18, 24, 25 and 32-Inch Steel Water Pipe in Place' to permit the above cement lining to be included in the current contract work."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

2. Contract No. 735 - Construction of Terminal Central Sewage Pumping Station

Tenders for the above were opened by the City Manager on October 7, 1974 and referred to the City Engineer for report. The officials concerned report as follows:

"The tabulation is shown below. (the detailed tabulation is on file in the Sewers Engineering Branch)

Three bids have been received as follows:

i. Mutual Construction Ltd.	\$319,000
ii. Bent Construction Ltd.	\$409,925
iii. Dillingham Corp. Ltd.	\$428,605

The funds for this contract are available in Sewers Capital Accounts 0111/5901 and 111/5905. Under the terms of the False Creek Agreement the C.N.R. will contribute \$100,000 towards the cost of this pumping station.

The tender from the low bidder, Mutual Construction Ltd., has been examined and is acceptable. During the last two years this tenderer has completed construction projects ranging in value from \$40,000 to \$400,000 as general contractors. Discussions with them indicate that they have the necessary expertise to bring this contract to a successful conclusion.

The City Engineer RECOMMENDS acceptance of the low bid from Mutual Construction Ltd. for Contract No. 735. Construction of Terminal Central Sewage Pumping Station at a total price of \$319,000 (three hundred nineteen thousand dollars). Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved subject to a contract satisfactory to the Director of Legal Services.

Manager's Report, October 25, 1974 . . . . . (WORKS - 2)

3. Revision of the Water Works By-law #4157

The City Engineer reports as follows:

"Due to increased material and labour costs, the cost of installing water service pipes is now greater than the revenue obtained from the fees levied under the Water Works By-law, thereby requiring an increase in the fees charged for this work. Similarly, the cost of providing other work has increased sufficiently to require either an increase in fees or the initiation of a fee.

A new fee is also required to offset a new cost that the City will incur as part of the Engineering Department's Cross Connection Control Program.

An explanation of the above recommended changes is provided in the Engineering Department's technical report to the City Manager dated October 3, 1974. To make the By-law easier to administer, and to clarify portions of the By-law, the technical report recommends changes in the wording of the By-law.

For Council's convenience, the following discussion on the major changes recommended in the technical report is given:

Proposal No. 1: Adjustment in Service Pipe Connection Fees

The present Schedule 'A': Connection Fees, were set by Council on September 28th, 1971. As shown in the following table, fees levied under the Schedule 'A' do not cover the cost of installing these services.

<u>Service Pipe Size</u>	<u>Present Fee</u>	<u>Current Cost</u>	<u>Proposed Fee</u>
3/4"	\$230.00	\$294.00	\$320.00
1"	360.00	408.00	420.00
1½"	490.00	580.00	600.00
2"	630.00	670.00	750.00
3" & 4"	875.00	1162.00	1150.00
6"	1120.00	1445.00	1450.00
8" & larger	1500.00	1630.00	1800.00 (min.) 'At Cost'

For eight-inch and larger services, individual costs can vary widely due to variations in site conditions. Because of the small number of services installed, an accurate fee is difficult to predict. Therefore, these services should be installed 'at cost'. A minimum cost is stated as otherwise it would militate against the flat rate fees for the smaller sizes.

Proposal No. 2: Adjustment in Meter Installation Fees

The present Schedule 'G': Fees for Installation of Water Meters on Streets, was set by Council on September 28th, 1971. The intention was to avert an increase in connection fees, and to encourage customers to locate meters on their own property. Although the fee schedule has been generally successful, a cost has been incurred by the City in installing water meters on private property. An additional fee Schedule is therefore proposed to partially reimburse the City for the cost of installing water meters on private property. By only requiring partial reimbursement of installation costs, customers will still be encouraged to locate meters on private property, thereby reducing the City's maintenance costs.

Similar to the Schedule 'A' fees, to provide for increased costs, the fees charged for meters installed on City property should be increased. Also because of the small number of meters installed in some sizes, 'at cost' fees are proposed.

Manager's Report, October 25, 1974 . . . . . (WORKS - 3)

Clause 3 cont'd

<u>Meter Size</u>	<u>Proposed Fee for Meters Installed on Private Property</u>	<u>Present Fee for Meters Installed on City Property</u>	<u>Proposed Fee for Meters Installed on City Property</u>
3/4"	\$ 40.00	\$ 110.00	\$ 110.00
1"	50.00	110.00	110.00
1 1/2"	60.00	135.00	135.00
2"	70.00	145.00	145.00
3"	110.00	650.00	1100.00
4"	140.00	1000.00	1240.00
6"	200.00	1100.00	1440.00
8"	250.00	1200.00	at cost
10"	300.00	1300.00	at cost
4" Fire	250.00	1300.00	1520.00
6" Fire	300.00	1750.00	2100.00
8" Fire	350.00	1900.00	at cost
10" Fire	400.00	2100.00	at cost

Proposal No. 3: Initiation of Fee for Cross  
Connection Control Device  
Installed on City Property

Under Section 14, Part II of the Water Works By-law, no customer or person shall connect or allow to remain connected to the City water system, piping which under any circumstances may allow contamination of the potable water supply. Where there is a high probability that contamination could occur, in order for customers to obtain water, the City requires that the City system be protected by an approved mechanical device to prevent a return of water to the City water system.

In the past, there has not been a defined allowance for the cost of installing and maintaining a cross-connection control device on City property. Many such devices must be installed on City property where, in general, no regular water rate billing is made. The simplest method of obtaining maintenance funds for these installations is in an 'extra' first cost charge; the extra charge to be equal to the installation charge. The alternative of this would be an annual fee schedule which, as a result of the many types of devices available, would be too cumbersome to administer.

Proposal No. 4: Change in Basis of Charging  
for Thawing Service Pipes

The City does not undertake to thaw private service pipes or other plumbing, except in circumstances where there is doubt as to whether the ice blocking the service pipe is in the private portion of the service pipe. At present, when the City thaws a service pipe and is satisfied that the frozen portion of the system is within the private service pipe, a thawing fee of \$10.00 for a single family dwelling and \$25.00 for all other properties is charged.

Because of the wide variance in the cost of thawing frozen water services, it is proposed that this work, when undertaken, be done "at cost". Individual estimates are impractical, therefore, a standard deposit of \$25.00 for a single family dwelling and \$50.00 for all other properties is proposed.

The City Engineer RECOMMENDS that:

- i. The proposed By-law changes, as tabulated in the technical report to the City Manager, dated October 3, 1974, and in part outlined above, be approved in principle.
- ii. The Director of Legal Services be instructed to prepare the necessary amendments to the Water Works By-law.

Manager's Report, October 25, 1974 . . . . . (WORKS - 4)

Clause 3 cont'd

iii. The effective date of the By-law and rate schedule be December 2nd, 1974.

The Director of Finance concurs in the proposed fee changes outlined above, and in the detailed technical report to the City Manager."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Proposed P.C. Concrete Sidewalks Abutting Parks Throughout the City

The City Engineer reports as follows:

"We have received a request from the Board of Parks and Recreation to construct P.C. Concrete sidewalks abutting Parks throughout the City. These walks were chosen according to a priority established by the amount of public use. The locations of the proposed walks are listed as follows:

- a. Eburne Park - South side of 71st Avenue between Oak Street and the lane west of Fremlin Street.
- b. Queen Elizabeth Park - South side of 33rd Avenue between Ontario Street and Midlothian Avenue.
- c. Prince Edward Park - East side of Sophia Street between 21st Avenue and 22nd Avenue.
- d. Gordon Park - East side of Argyle Street between 49th Avenue and 53rd Avenue.
- e. Killarney Park - West side of Killarney Street between 48th Avenue and approximately 126 feet north.
- f. Braemar Park - East side of Laurel Street between 26th Avenue and 27th Avenue.
- g. Heather Park - South side of 18th Avenue and North side of 19th Avenue between Willow Street and Heather Street.
- h. Granville Park - South side of 14th Avenue between Pine Street and Fir Street and West side of Pine Street between 15th Avenue and lane north.
- i. Memorial West Park - East side of Wallace Street between 31st Avenue and 33rd Avenue.
- j. Linear Park on North side of Rosemont Drive between Kerr Street and 58th Avenue.
- k. Adanac Park - West side of Boundary Road between Adanac Street and approximately 728 feet south.

I consider it desirable and in the public interest to construct these sidewalks.

The estimated cost to construct these sidewalks is \$68,500.00. Funds for this work are available in the 1973 Streets Capital Budget, Account Code Number 148/7913, 'Walks Abutting Schools and Parks - Unappropriated'.

I RECOMMEND that these sidewalks be constructed."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

Manager's Report, October 25, 1974 . . . . . (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Continental Hotel

City Council, on April 30, 1974, adopted the following recommendation:

"THAT the YWCA be given notice of termination immediately with termination of occupancy and management, effective on October 31, 1974."

In accordance with that resolution, the City Clerk, on April 30, 1974, sent a letter to the association, which was acknowledged by Miss Cleta M. Herman, the Executive Director.

Also on April 30, 1974, the following recommendations were approved:

"THAT an architect be retained to prepare drawings and tender forms for the additional renovations and furnishings necessary..."; and

"The firm of Paul Smith Associates be appointed Architects for renovation to the Continental Hotel, and the Board of Administration be authorized to negotiate the fee."

Terms of reference were prepared and in September, 1974, the architects submitted a report on the architectural, electrical, and plumbing renovations required to bring the building "to a reasonable and acceptable residential standard" for elderly people. The estimated cost for this work, including a provisional sum for furnishings, was \$470,400; the architect strongly recommended installation of a new heating system, at an estimated cost of \$132,000, making a total of \$602,400.

On September 12, 1974, a copy of the report was forwarded to the Minister of Human Resources, requesting concurrence so that the architect could call tenders and work commence shortly after vacating of the building by the YWCA.

To date, no instructions have been received from the Minister, the building now stands empty and is under the supervision of the Supervisor of Property and Insurance. Suitable arrangements for security have been made by the Supervisor.

In the original arrangement with the Department of Human Resources, the City advanced \$339,000 for the renovations of the building so that the YWCA could operate the building as temporary shelter for transient young women. This advance was to be amortized over ten (10) years, at a rate of 8 1/2%. In addition, the Province was to pay a rental of \$700 per month, fire insurance and City taxes.

The unamortized balance is approximately \$250,000, and at present the monthly payments are approximately:

Amortization	\$4,203
Rental	700
City Taxes	910
Fire Insurance	167
	<u>\$5,980.</u>

As City Manager, I RECOMMEND that the Supervisor of Property and Insurance continue to maintain security and other measures required for the safety of the building, and that the Provincial Department of Human Resources continue to be billed monthly for the amortization and other charges noted above;

FURTHER, I RECOMMEND that a Special Committee of Council be appointed, with the City Manager, to meet with the Minister of Human Resources, to make a decision on the future use of the building.

FINANCE MATTERS**A-7**RECOMMENDATION1. Industrial Waste Control Program

The City Manager has received the attached report from the Director of Permits and Licenses. In summary, he states:

- (1) The original position of Industrial Waste Control Inspector was established to control discharge of industrial waste and protect the City Sewer System from damage. The City Engineer, as a result of recent experiences of increasing damage to the City Sewer System by deleterious effluents and because of greater volume of noxious/explosive gases, supports increased enforcement.
- (2) The Greater Vancouver Regional District, Federal and Provincial Governments have established stringent regulations concerning discharge of toxic chemicals and noxious wastes in the G.V.R.D. sewer system, streams, rivers and the ocean. The Chief Engineer, G.V.R.D., has drawn attention to concentrations of heavy metals exceeding regulations and City by-laws. He requests inspections to minimize these discharges.
- (3) The present program is divided in two parts:
  - (a) Emergency conditions requiring immediate attention. Recent examples:
    - (i) Shrimp shells clogging wet well of sewer pumping stations.
    - (ii) Noxious gases in a sewer line which prevent maintenance crews from carrying out required repair work.
    - (iii) Oil escaping into Burrard Inlet from unknown source.
  - (b) Routine inspections, covering problems in recent months, such as:
    - (i) Examination of fish processing plants and related disposal problem.
    - (ii) Heavy duty equipment repairs and cleaning operations (trucks, earth moving equipment, etc.).
    - (iii) X-ray, photographic and other laboratory operations with heavy metal disposal problems.
    - (iv) Gas station - oil disposal and gasoline leakage problems.

In addition, a survey of commercial and industrial directories indicates that there are approximately 2,500 business operations in the City, most of which have never been inspected for industrial waste control.

All of these businesses are considered to have industrial waste disposal problems and are currently contributing to the undesirable quality of effluent being discharged into either the Burrard Inlet, Fraser River, G.V.R.D. disposal system or onto private or public property, and endangering or destroying public utilities.

Cont'd...

- 2 -

To extend the program of Industrial Waste Control to these 2,500 business operations (see page 4 of major report for types of business), it is RECOMMENDED that two (2) additional positions be established.

(4) The additional cost for additional salaries, fringe benefits and auto allowance in 1974 is \$2,332 (\$30,390 in a full year). The new and non-recurring cost for equipment, furniture and provision of space is \$5,085. There is no funding in the existing Departmental budget to cover these additional costs. The Comptroller of Accounts advises that approval of this report will necessitate funding of \$7,417 from Contingency Reserve.

The Director of Permits and Licenses RECOMMENDS that:

- (a) The present staff of two be increased to four, by establishment of two (2) new positions.
- (b) That funding of \$7,417 be made available from Contingency Reserve.
- (c) The Director of Personnel Services report to the City Manager on the classification of the additional positions.
- (d) One (1) new position be granted auto allowance on the regular basis. (The other will be supplied with existing City vehicle.)
- (e) The Director of Permits and Licenses and the Director of Legal Services prepare an amendment to the By-law, to provide for the issue of a permit and to charge a fee for the discharge of industrial waste into City sewers.

A copy of this report has been made available to the V.M.R.E.U.

The City Manager RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

Note:

See Appendix "A" attached for time distribution.

CONSIDERATION

2. Required Approval of Council for Tenancy Agreements Exceeding Three Years

The Director of Legal Services reports as follows:

"Under section 20(4) of the new Landlord and Tenant Act, a landlord may not enter into a tenancy agreement exceeding three years unless he has first obtained (in the case of the City) the approval of City Council.

The Act also provides that when a tenant has been given notice as required by the Act (except short notice as specially allowed in certain cases) the Rentalsman may set the notice aside if it is determined that the Landlord is intending to enter into a lease exceeding three years and has not got Council approval.

Cont'd...

The Rentalsman has indicated that it would be helpful if it were known what Council's views are on long-term leases.

A similar situation arose with respect to conversion of existing rental accommodations into Strata Titles. Council will recall that it passed a "moratorium" resolution. Council could, in the case of long-term leases, indicate a similar view, namely that for a year Council is not prepared to approve leases of residential premises exceeding three years unless the tenant consents; or Council could consider and lay down policy guidelines indicating the circumstances under which leases in excess of three years might be approved."

The City Manager submits the foregoing report for Council's CONSIDERATION.

RECOMMENDATION

3. Rental of City Hall Space - Assessment Authority

The Director of Finance reports as follows:

"On October 8, 1974 City Council received an information report on the transfer of the Assessment function to the B.C. Assessment Authority. Council at that time was advised that negotiations were underway with the Assessment Authority to lease the space presently occupied by the Assessment staff on the main floor of the City Hall.

Agreement has now been reached with the B.C. Assessment Authority to lease the area on a month to month basis commencing July 2, 1974 at \$4,625.00 per month including parking and furniture and equipment. This is the rental rate asked for by the City and agreed to by the Assessment Authority.

The increase in revenue for 1974 will be included in the report to Council on the September Revenue Budget review.

The month to month lease allows the City to terminate the lease on 30 days notice and use the space for other civic purposes if required.

The Assessment Authority has indicated that they will be approaching the City in early 1975 requesting consideration for a three year lease with option to renew. They also indicated that they would be interested in purchasing the furniture and equipment presently in use by the Assessment staff. These latter items will be reported to Council at a later date.

The Supervisor of Property and Insurance is of the opinion that the proposed rental represents an economic rental for this area and it is, therefore,

RECOMMENDED that a month to month lease be entered into with the B.C. Assessment Authority on the foregoing basis drawn to the satisfaction of the Director of Legal Services and that the Mayor and City Clerk be authorized to sign the lease on behalf of the City."

The City Manager

RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

Manager's Report, October 25, 1974 . . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Residence Regulations - Fire Department

The Fire Chief reports as follows:

"On October 3, 1972, City Council approved a recommendation extending the permissible living areas for firefighters on a two year trial basis to include the following areas:

The Village of Lions Bay  
The Municipalities of Delta and Surrey  
The Municipalities of Pitt Meadows on  
the south side of the Dewdney Trunk  
Road to the eastern boundary  
The Municipality of Coquitlam northern  
boundary west to the Indian Arm.

No change was made to the requirement that a maximum 25% of the members were permitted to live in the extended areas or that prior permission was required from the Fire Chief to maintain a residence in the extended areas.

These new regulations have now been in effect for two years with no problems being encountered.

The Fire Chief recommends the residence regulations approved by Council in 1972 for a two year trial period be approved on a permanent basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 566

Manager's Report, October 25, 1974.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION:

1. LOT F, SUBDIVISION 6, BLOCK 19,  
District Lot 526, Plan 4855  
Situated: North Side of 36th Avenue,  
East of Yew Street

The Supervisor of Property & Insurance reports as follows:-

"Lot F, Subdivision 6, Block 19, District Lot 526, Plan 4855, situated on the North side of 36th Avenue East of Yew Street is a portion of a park site. As it was necessary to establish the boundaries of this property, the Parks Board requested the City Engineer to conduct a survey of this site.

The City Engineer has prepared a Survey Plan marginally numbered LC 512 for registration in the Land Registry Office and it is

RECOMMENDED:

That the Mayor and the City Clerk, or their Deputies, be authorized to sign the survey plan of Lot F, Subdivision 6, Block 19, District Lot 526, Plan 4855, on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

CONSIDERATION AND RECOMMENDATION:

2. EASEMENT AGREEMENT FOR A SEAWATER INTAKE  
PIPE - 6,000 Sq. Ft. in Area; Fronting  
Stanley Park.

The Supervisor of Property & Insurance reports as follows:-

"On December 30, 1963, City Council recommended that the City enter into a formal easement agreement in respect to a seawater intake pipeline to supply the Vancouver Public Aquarium. The executed easement agreement is on a year-to-year basis, and is subject to a nominal rental of \$25.00 per annum.

By way of a registered letter, dated July 31, 1974, the National Harbours Board has given notice to terminate the easement agreement, effective October 31, 1974. They advise that they will enter into a new agreement from November 1, 1974, subject to the nominal rental being increased to \$150.00 per annum.

The Board of Parks and Recreation, by way of a letter dated August 12, 1974, has requested that the easement agreement be renewed as the seawater intake pipeline is an integral part of the aquarium, and essential to its operation.

RECOMMENDED

THAT the Mayor and City Clerk be authorised to sign the new easement agreement with respect to the seawater intake pipe in Stanley Park at a nominal rental of \$150.00 per annum, subject to the agreement being to the satisfaction of the Director of Legal Services."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for its CONSIDERATION AND RECOMMENDATION.

Manager's Report, October 25, 1974.....(PROPERTIES - 2)

CONSIDERATION:

3. PROPOSED DEVELOPMENT - NELSON PARK SITE  
 Blocks 22 and 23 - District Lot 185  
 Responsibility for Relocation of Tenants  
 In Block 22.

The Supervisor of Property and Insurance reports as follows:-

"The City of Vancouver and the Board of School Trustees now have title to all of the lands in Block 22, D.L. 185, and approximately 2/3 of Block 23, D.L. 185 has been acquired, on a long-range program, for park purposes.

The School Board ownership in Block 22 is a parcel of land known as Parcel G, Block 22, Portion D.L. 185, situated on the N/S of Comox Street, East of Bute Street. All the original improvements have been moved from the School Board site and the land is now improved with a portable school building, with the westerly portion being developed temporarily as park.

Reference is made to Minutes of the Standing Committee on Civic Development of July 11th, 1974, Item 1, which were approved by City Council at its meeting on July 23rd, 1974. You will note from the Standing Committee Minutes that a new design concept for an integrated development for park, school, community and residential facilities for the two-block area known as Nelson Park had arisen out of discussions with representatives of the School Board, Park Board, West End Planning Team and organizational representatives of the community. The recommendations of the Standing Committee on Civic Development on July 11th, 1974, which were adopted by Council, are as follows:-

- 'A. THAT Council reaffirm its intention for comprehensive development of this site.
- B. THAT the Supervisor of Property and Insurance negotiate with the Vancouver School Board for the transfer of land.
- C. THAT City officials be requested to process the School Board's Development Permit Application in the normal way, having regard to the density and other restrictions of the West End Guidelines; with particular emphasis on the suitability of the development for housing families with children.
- D. THAT the landscaping be carried out to standards acceptable to the Superintendent of Parks. '

In a memo to the Director of Finance, July 26th, 1974, the Supervisor of Property & Insurance advised that he was concerned with the possible conflict between the action mentioned above, and the action taken by Council on June 11th, 1974, with respect to alterations to City-owned multiple dwellings for compliance with the fire by-law. In the report of June 11th, 1974, we mentioned the problems of the existing tenants in the Minaki Lodge and Lorne Apartments, with particular emphasis on the lack of alternate accommodation for residents of the Minaki Lodge.

The recommendation that the Supervisor of Property & Insurance negotiate with the Vancouver School Board for the transfer of land will mean, in effect, that the new School/Community Complex will require the demolition of improved properties, including Minaki Lodge and Lorne Apartments.

I discussed this matter with the Chairman of the Standing Committee on Civic Development, Alderman Hardwick, who stated that the Civic Development Committee had listened to various differing views from the Board of Parks, School Board, West End Planning Team, etc., and their action of July 11th, 1974, was accordingly a ruling as to how development would proceed. Alderman Hardwick also stated

Cont'd.....

Manager's Report, October 25, 1974.....(PROPERTIES - 3)

Clause No. 3 (Cont'd)

that intentionally the Minute did not cover such points as disagreement between the various Boards -- that the improvements on Block 22, D.L. 185 will have to be removed -- or that Block 23, D.L. 185 will remain in its present state for the time being. Alderman Hardwick stated that it was the intention that the City would exchange lands with the improvements existing thereon so that the School Board could take care of the relocation of tenants and demolition of the improvements. After further discussion with Alderman Hardwick, it was agreed that I would discuss the matter of timing of the development with Mr. Pritchard of the School Board to clarify the situation with respect to Minaki Lodge and Lorne Apartments and other improvements and co-ordinate our efforts in line with the proposed construction programme. He stated that, if after discussion with the School Board, there seems some loose ends unresolved, then a report could be prepared and submitted to Council.

I, on August 14th, 1974, met with Mr. Pritchard and Mr. Jack Robertson, of the School Board, and discussed the proposed development. I told them specifically that the rehousing for people in the Minaki Lodge and Lorne Apartments would be a real problem and they should immediately determine the date that vacant possession will be required on the new site and arrange a programme for the relocation of the tenants by that time. Both School Board representatives stated that they had not, to the present, ever been involved in a major relocation project since most of their acquisitions were single family dwellings. They stated further that the School Board would have been quite content to develop their school facility on existing Parcel G, Blk. 22, D.L. 185, but they had agreed that a change in site was necessary due to the integrated design concept which had been worked out with other organizations. They then made the request that the City of Vancouver, Property & Insurance Office, arrange on their behalf, to obtain vacant possession of the new site for the proposed School/Community Complex and that the Supervisor of Property & Insurance make formal application in this regard.

It was agreed that the Board of School Trustees would arrange for Norman S. Jones, architect, to supply the Property & Insurance Office with plot plan showing the new site boundaries, and also to advise the date that construction might commence.

I am attaching a letter of September 17th, 1974, from Jones Haave Delgatty Architects, together with an attached plan. Several items in this letter and plan are noted. One, the new site for the proposed School/Community complex is a much larger area than existing Parcel G, owned by the School Board, and it will, therefore, not be a straight land exchange, but will be a more complicated transaction. Once the boundaries have been verified and the square footage worked out, then negotiations for the exchange can be proceeded with. I am not certain at this stage whether the total increase in area will be chargeable to the Board of School Trustees or to other community organizations (as in Britannia). In Mr. Jones' letter, he states as follows:-

' We believe that it will require the balance of this year to complete the rezoning of the site for the complex. We will then require at least until the end of May, 1975 to develop the working drawings and tender documents. It is doubtful that construction would commence until July, 1975. '

The rehousing of occupants of Minaki Lodge, which is operated as a board residence facility for senior citizens, will be a most difficult task, whoever undertakes it. For this reason, it is essential that the decision as to who will be responsible for this function be determined, that is, either the Board of School Trustees or the City of Vancouver, through the Property & Insurance Office."

Manager's Report, October 25, 1974.....(PROPERTIES - 4 )

Clause No. 3 (Cont'd)

The City Manager refers the request of The Board of School Trustees regarding the relocation of tenants in Block 22, District Lot 185, to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 566-7

Department Report, October 25, 1974 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Zoning and Development By-law  
Amendment Strathcona CD-1

The Director of Planning, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"Discussions are presently under way with the Shon Yee Society and SPOTA for the development of Lots C & D in Strathcona. Council has determined that the site should be used for family homes, a personal care home and some senior citizen housing.

The site is presently zoned CD-1 and the By-law #4393 which established the CD-1 zoning for this and adjacent sites, provides for the following uses:

1. Church
2. Community Centre
3. School
4. Institutional uses similar to the above
5. Senior Citizens Housing
6. Apartments
7. Uses ancillary to the above cases
8. A building or use erected in this District required by a public authority.

The family homes recommended may be in the form of townhouses. Townhouses and personal care homes are not listed as uses under CD-1.

It is therefore RECOMMENDED that the Director of Planning be instructed to make application to amend the CD-1 By-law #4393 for Lots C & D, Block 122, D.L. 196 to add the following uses:

9. Townhouses
10. Personal Care Home,

and that such application be referred directly to Public Hearing after a report has been received thereon from the Vancouver City Planning Commission."

FOR COUNCIL ACTION SEE PAGE(S) 567

Department Report, October 25, 1974 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Use of Transitway for Construction Vehicles - Block 42

The City Engineer reports as follows:

"When the agreements for construction arrangements for Block 42 (Granville-Howe-Georgia-Dunsmuir) were signed, the Granville Mall was not envisaged. As a result, ~~access~~ arrangements which were previously possible cannot now be implemented. The contractor has recently written us to request permission for construction vehicles to use the Mall between Dunsmuir and Georgia, to avoid an unexpected delay to the project of three to four months.

The attached sketch shows the construction access provided for in the original agreement and the provisions which have actually been made for the project to date. The contractor does have full use of the street west of the west curb of the transitway, but his access is restricted to Dunsmuir Street. Construction equipment will from time to time block the use of this strip for access. The contractor wishes permission for vehicles servicing his site to pull around such obstructions, using the transitway.

We would not permit the use of the transitway for such a purpose in any new construction project, since the Mall is now in existence and any access restrictions it may impose could be taken into account in construction plans. However, since the agreement for Block 42 construction could not recognize these access restrictions, it seems appropriate to make special arrangements for this work in order to expedite construction.

Specifically, we propose to relax our policy on truck permits for Granville Mall and issue permits allowing construction vehicles to use the Mall to pull around obstructions west of the west curb of the transitway adjacent to Block 42. It is estimated that this will only be required for about 10 to 20 trucks per day. If Council approves it, this "once off" policy relaxation will be granted in accordance with the following conditions:

- (1) Trucks not be permitted to use the Mall from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
- (2) All trucks be required to have individual permits in accordance with the by-law.
- (3) Use of the Mall to be restricted to the block between Georgia and Dunsmuir, with access from Dunsmuir only and exit westbound on Georgia only.
- (4) Construction vehicle access to the transitway to be made only under flagman control.
- (5) Pacific Center to pay costs for repair of any damage which may result from heavy construction vehicles being driven over the curb.

This proposal has been discussed with B.C. Hydro staff, who believe it will be acceptable to them.

The City Engineer RECOMMENDS Council approve a relaxation in policy for issuance of truck permits for Granville Mall to permit Block 42 construction, in accordance with the conditions outlined in this report."

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 17, 1974 at 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)  
Aldermen Hardwick and Marzari

ABSENT: Alderman Gibson

CLERK: H. Dickson

RECOMMENDATION

1. Control of Beer Parlours in  
the Downtown Eastside

Vancouver City Council at its meeting of October 8, 1974, when considering a report from Superintendent Herdman, Police Department, dated September 13, 1974 with respect to the operation of a number of beer parlours in the downtown eastside, recommended that the owners of the Anchor Hotel appear before Council to show cause why their license should not be suspended. In addition, Council referred the balance of the Police Department report to the Standing Committee on Social Services for consideration.

Inspector V. Lake, Police Department, appeared before the Committee and reviewed the statistical reports submitted with the Police Department report of September 13, 1974. These statistical reports covered incidences which occurred in the following premises during the period May to August, 1974 in this area:

Balmoral Hotel  
Brandiz Hotel  
Carlton Hotel  
Columbia Hotel  
Dominion Hotel  
Marr Hotel  
New Dodson Hotel  
No. 5 Orange Hotel  
Pennsylvania Hotel  
Rainier Hotel  
Regent Hotel  
Stratford Hotel  
Sunrise Hotel  
Travellers Hotel  
VanPort Hotel  
West Hotel

The Committee gave particular consideration to the following five hotels which the statistics indicated had the poorest operating experience:

No. 5 Orange Hotel  
Pennsylvania Hotel  
Stratford Hotel  
Sunrise Hotel  
West Hotel

(copies of the statistical reports with respect to these five hotels are circulated for information)

cont'd .....

Clause No. 1 continued

Mr. S. G. Johnson, Vice-president of the Sunrise Hotel, made representation to the Committee on this matter. He expressed concern over the apparent decrease in policing of the area in the last 6-8 months and requested that additional policemen be assigned to the area. Mr. Johnson also stated there is some reluctance on the part of the beer parlour operators in the area to call the Police when needed as these calls are recorded and the resultant statistical report reflects badly on the hotel in question.

Mr. Johnson advised that for over a year, two particular officers were assigned to the area and these officers developed a good knowledge of the people and conditions. However, these officers had been moved to another area. In response to this, Inspector Lake advised that the Police Department having considered a petition of over 300 signatures requesting that the two police officers in question be retained in the area, agreed to the retention of one of the officers on this particular beat.

The Committee also noted a communication from D.E.R.A. dated September 15, 1974 alleging that because of decreased police manpower in the area, the "drug trade" has returned to the downtown eastside.

The Committee was advised that the Special 8-man Police 'Task Force' which had operated in the area last year has been disbanded and that, at present, there are only four officers patrolling this area during the evening and night hours.

A representative of the No. 5 Orange Hotel stated the hotel has three doormen, a floor-walker and a porter who patrol the beer parlour and that, because of this, previous problems of patrons going out the back door to smoke dope and then return to the beer parlour via the back door, is under control. To further control this situation, a man has been posted at the back door to ensure no one re-enters the beer parlour by this door.

Following discussion with those present, it was  
RECOMMENDED

- A. THAT the owners and operators of the Pennsylvania, Stratford and West Hotels be requested to appear before the Standing Committee on Social Services to discuss the unfavourable Police reports with respect to their beer parlour operations; and that representatives of the Liquor Administration Branch of the Department of the Attorney-General be invited to be present;
- B. THAT the oral reports of the representatives of the Sunrise and No. 5 Orange Hotels be received and that the operators of those beer parlours be urged to improve their operations;
- C. THAT Council request the Police Board to re-instate policing of the East Hastings area to the same level as was in effect in the summer of 1973.

INFORMATION

2. DERA - Proposal for Use of Carnegie Library (Old Museum Building)

The Committee had for consideration a letter dated October 12, 1974 from Mr. D. Birch, Community Agent, D.E.R.A., requesting the Committee to recommend that Council develop the Carnegie Library, corner of Main and Hastings Streets, as a Multi-use Neighbourhood

Standing Committee of Council on Social Services . . . . . 3  
October 17, 1974

Clause No. 2 continued

Services Facility, providing education, such as basic nutrition, hot-plate cookery, etc. and a branch library; comprehensive recreational centre comprising a gymnasium complex and craft centre; Health facility to include home care and other needed medical services; Human Resources services, e.g. counselling, housing registry, legal assistance, etc.

A representative of the Property & Insurance Office advised that, in accordance with a Council resolution of April 23, 1974, tenders for proposed uses of this building were called by the City and opened August 26, 1974. Only one proposal was received and the Supervisor of Property & Insurance is currently preparing a report to Council on this proposal.

It was noted that the use proposed by D.E.R.A. for this building was formulated from replies solicited by D.E.R.A. from a number of local agencies and associations.

Following discussion, it was

**RESOLVED**

THAT the Standing Committee on Social Services endorses the concept of the Carnegie Library (Old Museum Building) being used as a Multi-use Facility for residents of the Downtown Eastside;

FURTHER THAT the Medical Health Officer, representatives of the Human Resources Department, the Community Education Branch of the School Board, the Library Board and the Board of Parks & Recreation be requested to appear with representatives of D.E.R.A. at an early meeting of the Standing Committee on Social Services to provide an opportunity for detailed discussion of the D.E.R.A. proposal.

FOR COUNCIL ACTION SEE PAGE(S) 509

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON WATERFRONT AND ENVIRONMENT

October 24th, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the #2 Committee Room, third floor, City Hall on Thursday, October 24th, 1974 at approximately 3:30 P.M.

PRESENT:           Alderman Pendakur (Chairman)  
                  Alderman Gibson  
                  Commissioner DuMoulin

ABSENT:           Alderman Linnell (on Leave of Absence)  
                  Alderman Massey (on Civic Business)

CLERK:           M. Cross

RECOMMENDATION

1. Sign By-law

On August 13th, 1974 Council allocated \$5,000 to cover the costs of printing 1,000 copies of an explanatory brochure to accompany the Sign By-law. Mr. D.M. Hickley, Assistant Director, Civic Development, advised the Committee that the cost of printing an additional 500 copies would be \$1,000. It was felt that the additional copies would be required and the Committee therefore

RECOMMENDED:

THAT an additional \$1,000 be allocated to the Director of Planning to cover the cost of printing a further 500 copies of the explanatory brochure to the Sign By-law, such funds to be made available from Account Code 7308/93, Printing Sundry Reports-Planning Department.

2. Air Pollution

The Chairman advised that notices have appeared in newspapers advising people that outdoor burning would be allowed for two weekends in various municipalities. At the present time, the level of pollution on the Lower Mainland was beyond a tolerable level. Although air pollution measures and control are Greater Vancouver Regional District functions, control of outdoor burning is a municipal function.

RECOMMENDED:

THAT the Greater Vancouver Regional District be requested to assume as its responsibility the control of outdoor burning in the various municipalities

FURTHER THAT in the interim, the City Engineer be requested to co-ordinate the times that outdoor burning is allowed, based on the level of air pollution in the City.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 569